

DRC
SITE PLAN REVIEW AND COMMENT
REPORT

Division: Airport

Member: Alex Erskine
954-828-4966

Project Name: 1800 Coral Ridge LLC

Case #: 93-R-03

Date: September 23, 2003

Comments:

1. No Comments

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Division: Engineering

Member: Tim Welch
Engineering Design Mgr.
Office Ph. 954-828-5123
Office Fax: 954-828-5275
Email: timw@cityfort.com

Project Name: 1800 Coral Ridge LLC

Case #: 93-R-03

Date: September 23, 2003

Comments:

1. Comments for Engineering will be available at the meeting.

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Division: Fire

Member: Albert Weber
954-828-5875

Project Name: 1800 Coral Ridge LLC

Case #: 93-R-03

Date: September 23, 2003

Comments:

1. Flow test required.
2. Show hydrant location.
3. Show sprinkler main with DDC and FDC.

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Division: Info. Systems

Member: Mark Pallans
(GRG)
954-828-5790

**Project
Name:** 1800 Coral Ridge LLC

Case #: 93-R-03

Date: September 23, 2003

Comments:

1. No apparent interference will result from this plan at this time.

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Division: Landscape

Member: Dave Gennaro
954-828-5200

Project Name: 1800 Coral Ridge LLC

Case #: 93-R-03

Date: September 23, 2003

Comments:

1. The "Tree Removal Plan" should contain a list of all the trees on site, indicating whether they are to remain, be relocated or be removed. The list should contain a condition percentage rating of the trees to be relocated or removed. For relocated trees, if any would be classified as "specimen", a surety would be required at permit. For trees removed, provide the "equivalent replacement" in caliber inches (not dollars). This would be above min. site Code requirements.
2. Indicate any utilities that would affect proposed planting (such as overhead power lines) on the Landscape Plan.
3. Signoff plans to be sealed by the Landscape Architect.

Recommendations:

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Division: Planning

Member: Tony Longo
954-828-8960

Project Name: 1800 Coral Ridge LLC

Case #: 93-R-03

Date: September 23, 2003

Request: 1800 Coral Ridge LLC, Site Plan Review/Six (6) Townhomes/RC-15

Comments:

1. Pursuant to ULDR section 47-18.33.6 Entrance Requirements, please provide a point-by-point narrative outlining compliance with ULDR section 47-18.33.6 Entrance Requirement for Units 5 and 6 in site plan, which do not appear dimensional.
2. Site plan does not appear to be in compliance with sec. 47-18.33.5b, (side yards requirements).
3. Please provide a point-by-point narrative outlining compliance with section 47-18.33.5d (additional requirements) Note: Discuss height and setback requirements.
4. Please clarify: There is a discrepancy between "Tree Removal Plan" and the "Landscape Plan", Note: Two (2) Mahogany trees, two (2) calophyllum 5' trk, and one (1) tanarind 2' trk identified for relocation on the "Landscape Plan" are not reflected on "Tree Removal Plan".
5. Please provide a point-by-point narrative outlining compliance with section 47-18.33 Fence Requirements, Note: Please give details.
6. If appropriate, please clarify location of trash receptacles.
7. Indicate overhead lines on the site plan and landscape plan.

Recommendations:

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Division: Police

Member: Det. C. Cleary- Robitaille
(954) 828-6419

Project Name: 1800 Coral Ridge LLC

Case #: 93-R-03

Date: September 23, 2003

Comments:

1. All glazing should be impact resistant.
2. Units should be wired to accommodate both a perimeter alarm system as well as glass breaking sensors.
3. Please submit comments in writing prior to DRC sign-off.

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SITE PLAN REVIEW AND COMMENT
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Division: Zoning

Member: Terry Burgess
954-828-5913

Project Name: 1800 Coral Ridge LLC

Case #: 93-R-03

Date: September 23, 2003

Comments:

1. Provide a narrative outlining how the proposed townhouse development complies with section 47-18.33 section by section.
2. Provide in the building data table an average of two thousand (2,000) square feet of lot area for each dwelling unit pursuant to section 47-18.33.B.1.
3. Dimension and provide calculations indicating compliance with the additional five (5) foot setback requirement for twenty-five (25%) percent of the front facades pursuant to section 47-18.33.B.3.
4. A five (5) foot easement shall be provided along the property line of the front, side and rear yards of the townhouse development pursuant to section 47-18.33.B.5 (a-c). Fences that encroach and prevent through pedestrian access through the pedestrian easement will not be approved.
5. Fence requirements for development located within the RC-15 district seventy-five (75%) percent of all fencing along a public right-of-way must be non-opaque materials such as vertical bar or picket and subject to all other requirements of section 47-19.5.
6. Indicate the location of all mechanical equipment for compliance with sections 47-19.2.S and 47-19.2.Z. This five (5) foot setback is also required from the fee simple property lines.
7. Pursuant to section 47-18.33.B.5.d an additional one (1) foot setback shall be provided for each additional one (1) foot of height above twenty-two (22) feet along the side setback line.
8. Provide a ten (10) foot sight triangle along the driveway of unit #4 pursuant to section 47-20.5.C.b.i.
9. Provide a roofed concrete landing on all facades that face a public right-of-way pursuant to section 47-18.33.B.6. Dimension entrances on site plan.